

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 95-37

Introduced by Council President Parrott at the request of the County Executive

Legislative Day No. 95-15 Date May 16, 1995

AN EMERGENCY ACT to add new Subsection F, Equal Unit Assessments, to Section 256-30, Method of Assessment, of Article 1, General Provisions, and add new Subsection F, Equal Unit Assessments, to Section 256-42.5, Method of assessment, of Article III, Other Sanitary Subdistricts, of Chapter 256, Water and Sewers, of the Harford County Code, as amended, to provide for a new method of calculating assessments.

By the Council, May 16, 1995

Introduced, read first time, ordered posted and public hearing scheduled

on: June 13, 1995

at: 6:45 p.m.

By Order: *Zoe Pender*, ~~Acting~~ Secretary

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 13, 1995, and concluded on, June 13, 1995

*Zoe Pender*, ~~Acting~~ Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By The County Council of Harford County, Maryland, that new Subsection F Equal Unit Assessments of Section 256-30, Method of Assessment, of Article I, General Provisions, of Chapter 256, Water and Sewers, of the Harford County Code, as amended, be, and it is hereby added, all to read as follows:

Chapter 256. Water and Sewers

Article I. General Provisions.

Section 256-30. Method of Assessment.

F. EQUAL UNIT ASSESSMENTS. AN EQUAL UNIT ASSESSMENT SHALL BE LEVIED ON EACH OF THE ASSESSABLE UNITS BENEFITED BY A PURCHASE OR PROJECT OR THE ESTABLISHMENT OR CONSTRUCTION OF A WATER-SUPPLY, SEWERAGE OR DRAINAGE FACILITY IN AN EQUAL AMOUNT. A PROPERTY BENEFITED BY A PETITION PROJECT MUST HAVE ITS SHARE OF THE PROJECT COST PAID OFF BEFORE THE PROPERTY CAN BE SERVED BY A WATER OR SEWER MAIN OTHER THAN THE ONE CONSTRUCTED FOR THE ORIGINAL PARCEL BY THE PETITION. THE ASSESSMENTS SHALL BE IN WHATEVER AMOUNT IS REQUIRED TO PAY THE TOTAL COST OF THE PURCHASE, PROJECT, ESTABLISHMENT OR CONSTRUCTION. FOR PURPOSES OF THIS SUBSECTION, THE TERM "ASSESSABLE UNIT" MEANS ANY REAL PROPERTY UPON WHICH A BUILDING IS OR MAY BE ERECTED AND TO WHICH EITHER NO SERVICE CONNECTION OR ONE (1) SERVICE CONNECTION HAS BEEN PROVIDED EXCEPT THAT, WHERE MORE THAN THREE (3) RESIDENTIAL UNITS HAVE BEEN OR ARE CONSTRUCTED ON A SINGLE LOT OR PARCEL OF LAND, EACH RESIDENTIAL UNIT SHALL CONSTITUTE AN INDIVIDUAL "ASSESSABLE UNIT". SHOULD ANY PROPERTY OWNER DIVIDE HIS PROPERTY, THE SAME ASSESSMENT SHALL BE IMPOSED ON THE NEW PROPERTY AS ON THE OTHER PROPERTIES. EACH INDIVIDUAL LOT OR PARCEL SERVED BY A CONNECTION TO THE PROJECT MADE PRIOR TO THE DATE OF ENACTMENT OF THIS SUBSECTION SHALL BE ASSESSED AS A SINGLE ASSESSABLE UNIT. EQUAL BENEFIT ASSESSMENTS FOR THE FOLLOWING PROPERTIES ARE THE RESPONSIBILITY OF THE COUNTY AND WILL BE PAID TO THE WATER AND SEWER FUND OUT OF THE GENERAL FUND, AND SHALL NOT BE CHARGED TO THE PROPERTY OWNER:

- (1) PROPERTY THAT IS THE SITE OF A FIRE STATION OR SUBSTATION AND IS OWNED BY A VOLUNTEER FIRE OR AMBULANCE COMPANY;
- (2) PROPERTY THAT IS THE SITE OF A FIRE STATION OR SUBSTATION AND IS LEASED FROM THE FEDERAL GOVERNMENT BY A VOLUNTEER FIRE OR AMBULANCE COMPANY; AND

(3) PROPERTY THAT HAS BEEN APPROVED AS A SITE OF A FUTURE FIRE STATION OR SUBSTATION BY THE HARFORD COUNTY FIRE AND AMBULANCE ASSOCIATION AND IS OWNED BY A VOLUNTEER FIRE OR AMBULANCE COMPANY.

Article III. Other Sanitary Subdistricts

Section 256-42.5. Method of Assessment.

F. EQUAL UNIT ASSESSMENTS. AN EQUAL UNIT ASSESSMENT SHALL BE LEVIED ON EACH OF THE ASSESSABLE UNITS BENEFITED BY A PURCHASE OR PROJECT OR THE ESTABLISHMENT OR CONSTRUCTION OF A WATER-SUPPLY, SEWERAGE OR DRAINAGE FACILITY IN AN EQUAL AMOUNT. A PROPERTY BENEFITED BY A PETITION PROJECT MUST HAVE ITS SHARE OF THE PROJECT COST PAID OFF BEFORE THE PROPERTY CAN BE SERVED BY A WATER OR SEWER MAIN OTHER THAN THE ONE CONSTRUCTED FOR THE ORIGINAL PARCEL BY THE PETITION. THE ASSESSMENTS SHALL BE IN WHATEVER AMOUNT IS REQUIRED TO PAY THE TOTAL COST OF THE PURCHASE, PROJECT, ESTABLISHMENT OR CONSTRUCTION. FOR PURPOSES OF THIS SUBSECTION, THE TERM "ASSESSABLE UNIT" MEANS ANY REAL PROPERTY UPON WHICH A BUILDING IS OR MAY BE ERECTED AND TO WHICH EITHER NO SERVICE CONNECTION OR ONE (1) SERVICE CONNECTION HAS BEEN PROVIDED EXCEPT THAT, WHERE MORE THAN THREE (3) RESIDENTIAL UNITS HAVE BEEN OR ARE CONSTRUCTED ON A SINGLE LOT OR PARCEL OF LAND, EACH RESIDENTIAL UNIT SHALL CONSTITUTE AN INDIVIDUAL "ASSESSABLE UNIT". SHOULD ANY PROPERTY OWNER DIVIDE HIS PROPERTY, THE SAME ASSESSMENT SHALL BE IMPOSED ON THE NEW PROPERTY AS ON THE OTHER PROPERTIES. EACH INDIVIDUAL LOT OR PARCEL SERVED BY A CONNECTION TO THE PROJECT MADE PRIOR TO THE DATE OF ENACTMENT OF THIS SUBSECTION SHALL BE ASSESSED AS A SINGLE ASSESSABLE UNIT. EQUAL BENEFIT ASSESSMENTS FOR THE FOLLOWING PROPERTIES ARE THE RESPONSIBILITY OF THE COUNTY AND WILL BE PAID TO THE WATER AND SEWER FUND OUT OF THE GENERAL FUND, AND SHALL NOT BE CHARGED TO THE PROPERTY OWNER:

(1) PROPERTY THAT IS THE SITE OF A FIRE STATION OR SUBSTATION AND IS OWNED BY A VOLUNTEER FIRE OR AMBULANCE COMPANY;

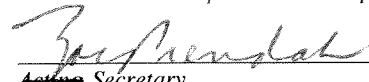
(2) PROPERTY THAT IS THE SITE OF A FIRE STATION OR SUBSTATION AND IS  
LEASED FROM THE FEDERAL GOVERNMENT BY A VOLUNTEER FIRE OR  
AMBULANCE COMPANY; AND

(3) PROPERTY THAT HAS BEEN APPROVED AS A SITE OF A FUTURE FIRE STATION  
OR SUBSTATION BY THE HARFORD COUNTY FIRE AND AMBULANCE  
ASSOCIATION AND IS OWNED BY A VOLUNTEER FIRE OR AMBULANCE  
COMPANY.

Section 2. And Be It Further Enacted that this Act is hereby declared to be an emergency act  
necessary to establish a new assessment method in conjunction with correcting failing septic within  
the Trailer Rancho Mobile Home Park by including the Trailer Rancho Mobile Home Park in the  
Swan Creek Sanitary Subdistrict, and this Act shall take effect on the date it becomes law.

EFFECTIVE: June 22, 1995

*The Secretary of the Council does hereby certify that  
fifteen (15) copies of this Bill are immediately available for  
distribution to the public and the press.*

  
\_\_\_\_\_  
Acting Secretary

HARFORD COUNTY BILL NO. 95-37(Brief Title) Establish New Method of Calculating Assessments

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

Zoe Prudent  
Secretary of the Council

Joanne S. Perrot  
President of the Council

Date 6/20/95Date 6/20/95

BY THE COUNCIL

Read the third time.

Passed: LSD 95-20 (June 20, 1995)

Failed of Passage: \_\_\_\_\_

By Order

Zoe Prudent  
Secretary

Sealed with the County Seal and presented to the County Executive for approval this 22nd day of June, 1995 at 3:00 p. m.



Zoe Prudent  
Secretary

BY THE EXECUTIVE

William M. Rehemann  
COUNTY EXECUTIVE

APPROVED: Date June 22, 1995

BY THE COUNCIL

This Bill (No. 95-37), having been approved by the Executive and returned to the Council, becomes law on June 22, 1995.

Zoe Prudent  
Secretary

EFFECTIVE DATE: June 22, 1995